



TABLE A-OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS	
1. MONUMENTS WERE PLACED OR FOUND THIS SURVEY. SEE LEGEND FOR DESCRIPTION AND TYPE SHOWN HEREON.	
2. ADDRESS PER SUPPLIED TITLE COMMITMENT: 228 ADDISON AVENUE, TWIN FALLS, ID 83303	
3. FLOOD ZONE CLASSIFICATION IS MOSTLY ZONE E, RIVER STREET FLOOD HAZARD, BUT PART OF ZONE D, RIVER DRIVE, AND PART OF ZONE C, WITH EFFECTIVE DATES OF SEP 2008.	
4. GROSS LAND AREA: TOTAL = 9.4 ACRES. PARCEL 1: 6.49 ACRES. PARCEL 2: 1.56 ACRES.	
5. VERTICAL RELIEF SHOWN BY 1 FOOT CONTOUR INTERVALS ARE BASED ON NAVD88 DATUM.	
6. NO ZONING REPORTER LETTER WAS PROVIDED TO THE SURVEYOR	
7A. EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL. EXTERIOR SURFACE OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL ARE LEFT OPEN ON MAP.	
7B. DRAWING HEIGHT OF BUILDINGS ABOVE GROUND LEVEL ARE SHOWN ON MAP	
8. SUBSTANTIAL FEATURES INCLUDE: BUILDINGS, PARKING CONCRETE FENCES. ALL OBSERVED FEATURES ARE PLOTTED	
9. EXISTING PARKING SPACES: TOTAL NUMBER OF SPACES = 385 NUMBER OF HANDICAP SPACES = 13 NUMBER OF NEW AND EXPECTANT MOTHERS SPACES = 1	
10. BUILDING WALLS BETWEEN K-MART AND GROCERY OUTLET ARE SHOWN IN RELATION TO PROPERTY LINE.	
11. NEARBY BUILDING CORNER IS 177 EAST OF PROPERTY LINE. K-MART GROCERY OUTLET BOUNDARY IS 177 FEET WEST OF PROPERTY LINE. SW CORNER OF GROCERY OUTLET BUILDING CORNER IS 1.25 EAST OF PROPERTY LINE	
12. LOCATION OF EXISTING UTILITIES WERE LOCATED BY OBSERVED EVIDENCE ABOVE GROUND AND UTILITY LOCATION SERVICES BY MAGIC UTLITY PRIVATE UTILITY LOCATES INVOICE # 2018-4	
13. NAMES OF ELDERS OWNERS ACCORDING TO CITY/COUNTY GIS PARCEL MAP ARE PERTINENT ON MAP	
14. THE NEAREST STREET INTERSECTION OF ADDISON AVE. AND EASTLAND DRIVE IS 170 FEET WEST AND 200 FEET NORTH OF THE PROVIDED SUBJECT PROPERTY. THE PROPERTY DESCRIBED IN THE PROVIDED TITLE COMMITMENT, CONTAINS TWO PARCELS. THE TWO PARCELS ARE BORDERED ON THE NORTH BY ADDISON AVENUE AND ON THE WEST BY EASTLAND DRIVE AND THEY HAVE DIRECT ACCESS TO THESE PUBLIC ROADS.	
15. OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. THE MAIN ENTRANCE onto ADDISON AVE. HAD NEW Poured CONCRETE	
16. AT THE TIME OF THIS SURVEY THERE WAS NO NEW ROAD CONSTRUCTION OBSERVED, AND NO INDICATION OF APPROPOSED CHANGES IN STREET RIGHT OF WAY WAS PROVIDED TO THE SURVEYOR	
17. OFFSITE EASEMENTS, NONE OBSERVED OR PROVIDED	
ALTA / ACSM LAND TITLE SURVEY Greenehorn Ventures LLC SEC 7 T. 3 N. R. 16 B M IDAHO COUNTY, IDAHO	
468 W. JUDAH ST., SUITE 100, BOISE, ID 83721 (208) 385-2971 101 S. PARK AVENUE, BOISE, ID 83702 (208) 385-2402-12 5. MATERIAL TESTS & STRUCTURAL ENGINEERING CIVIL & STRUCTURAL ENGINEERING MATERIAL TESTS & STRUCTURAL ENGINEERING 400 W. JUDAH ST., SUITE 100, BOISE, ID 83721 (208) 385-2971 www.judah.com	

TABLE A-OPTIONAL SURVEY  
RESPONSIBILITIES AND SPECIFICATIONS

*TWIN FALLS COUNTY, IDAHO*

**PROPERTY DESCRIPTION AS PROVIDED IN:**



SURVEYORS CERTIFICATE

The stamp is circular with the following text around the perimeter:

STATE OF CALIFORNIA  
DIVISION OF THE STATE LANDS  
OFFICE OF THE SURVEYOR GENERAL

In the center, it says "APRIL 17 2018".

## TITLE COMMITMENT INFORMATION

**TITLE COMMITMENT FILE NO 398439 BY Alliance Title & Escrow Corp  
COMMITMENT DATE: JULY 26, 2018 at 7:30 AM**